

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 4, 2003 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Al Gilbert, Vice-Chairman  
Bob Harbison  
Bill Beckwith  
Douglas Powell

**MEMBERS ABSENT:** Jim Graw, Chairman

**STAFF PRESENT:** Bill McNally, County Attorney  
Kathy Zeitler, Director of Zoning/Zoning Administrator  
Chris Venice, Director of Planning/Community Development Division Director  
Delores Harrison, Zoning Technician  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

**Welcome and Call to Order:**

Vice-Chairman Gilbert called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

Vice-Chairman Gilbert advised the audience that Petition No. 1113-03 and Petition No. RP-023-03 had requested to table said petitions until October 2, 2003. He added that the proposed amendments for the L-C Zoning District had also been tabled until October 2, 2003.

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**1. Consideration of the Minutes of the meeting held on August 7, 2003.**

Vice-Chairman Gilbert asked the Board Members if they had any comments or changes to the Minutes as circulated. Doug Powell made the motion to approve the Minutes. Bob Harbison seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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**2. Consideration of the Workshop Minutes of the meeting held on August 7, 2003.**

Vice-Chairman Gilbert asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated. Doug Powell made the motion to approve the Workshop Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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**3. Consideration of the Workshop Minutes of the meeting held on August 21, 2003.**

Vice-Chairman Gilbert asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated. Doug Powell made the motion to approve the Workshop Minutes. Bob Harbison seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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Vice-Chairman Gilbert explained to the audience that the Preliminary Plats on the agenda were to address the technical aspects of the subdivision of property which was already zoned, and only the technical aspects of the Preliminary Plats could be addressed by the public.

**THE FOLLOWING ITEM WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON SEPTEMBER 4, 2003.**

4. **Consideration of a Preliminary Plat, Quiet Waters Subdivision, Harry Smith, Trustee for Estate of Mildred P. Harris, Owner, and Kevin Becker of Becker Homes, Inc., Agent. This property consists of 47.99 acres with 19 proposed single-family dwelling lots, and is located in Land Lots 48, 49, and 50 of the 7th District, fronts on Lee's Lake Road, and is zoned R-70.**

Kevin Becker requested approval of the Preliminary Plat dated 08/20/03.

Vice-Chairman Gilbert asked if there were any comments regarding the technical aspects of the Preliminary Plat. Hearing none, he closed the floor from public comments.

Bob Harbison made the motion to approve the Preliminary Plat. Bill Beckwith seconded the motion. The motion for approval was unanimously passed 4-0. Chairman Graw was absent.

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Kathy Zeitler read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

Vice-Chairman Gilbert reiterated to the applicants that they had the right to table their request due to the lack of a full board.

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON SEPTEMBER 4, 2003 AND BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 25, 2003.**

5. **Consideration of Petition No. 1112-03, Frances L. Shockley, Owner, and Larry J. Seabolt of Seabolt & Company, Inc., Agent, request to rezone 0.51 acres from A-R to R-40 to add to a proposed subdivision. This property is located in Land Lot 150 of the 5th District and will front on the proposed extension of Kay Road.**

Larry Seabolt advised that this half acre tract was a piece which was left for the Kay Road extension and wasn't rezoned when the adjacent land for the Pleasant Pointe subdivision was rezoned approximately 15 years ago. He explained that Mr. Shockley gave three (3) of his children five (5) acres each, one of which was built on because they had enough road frontage but has since been sold. He reported that this left two (2) tracts without any way to get a building permit because the road had not been extended. He said that they intend to extend Kay Road with a cul-de-sac to County standards thereby allowing the development of a four (4) lot subdivision.

Vice-Chairman Gilbert asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Kathy Zeitler noted that even without the approval of this petition, the property owner could extend the road and subdivide into three (3) lots with the approval of a Preliminary Plat.

Bob Harbison made the motion to approve the petition. Doug Powell seconded the motion. The motion for approval was unanimously passed 4-0. Chairman Graw was absent.

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6. Consideration of Petition No. RP-024-03, Frances L. Shockley, Sherry and Russell Brown, and Dr. Carol Shockley, Owners, and Larry J. Seabolt of Seabolt & Company, Inc., Agent, request to revise a recorded plat of an existing residential subdivision to add property to Lot 17 of Pleasant Pointe Subdivision, Phase 1. This property consists of 1.95 acres zoned R-40 to be added to an existing 1.74 acre subdivision lot for a total lot size of 3.69 acres. Lot 17 of Pleasant Pointe Subdivision is located at 205 Felton Drive in Land Lot 150 of the 5th District, and is zoned R-40.

Larry Seabolt advised that this is a tract which is not needed for the development of the proposed subdivision discussed in the previous petition. He added that this tract is owned by another family member who wishes to give it to another family member who already resides at 205 Felton Drive.

Vice-Chairman Gilbert asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal, he closed the floor from public comments.

Bill Beckwith made the motion to approve the petition. Bob Harbison seconded the motion. The motion for approval was unanimously passed 4-0. Chairman Graw was absent.

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7. Consideration of Petition No. 1113-03, Louise D. Kirby and Geraldine Bramblett as Power of Attorney for Dwight F. Kirby, Geraldine K. and Marcus L. Bramblett, Sr., and Dottie M. and Freeman G. Kirby, Owners, and John E. Ryckley, Agent, request to rezone 185.49 acres from R-70 to C-S to develop a proposed subdivision consisting of 74 single-family dwelling lots. This property is located in Land Lots 22, 23, 42, and 43 of the 7th District and fronts on Flat Creek Trail.

The Applicant requested to table said petition on September 1, 2003.

Bob Harbison made the motion to table said petition to be heard by the Planning Commission on October 2, 2003 and by the Board of Commissioners on October 23, 2003. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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8. Consideration of Petition No. RP-023-03, Dan Stinchcomb, Owner, and Randy Boyd, Agent, request to revise a recorded plat, Yates Crossing, Phase I, an existing residential subdivision, to add density and to change the use of 20.76 acres from Recreation/Open Space to a single-family residential lot. This property is located in Land Lot 13 of the 7th District, fronts on Lucky Leaf Place and Eastin Road, and is zoned R-45 Conditional.

The Applicant requested to table said petition on August 18, 2003.

Bob Harbison made the motion to table said petition to be heard by the Planning Commission on October 2, 2003 and by the Board of Commissioners on October 23, 2003. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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9. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-20. L-C Limited-Commercial District and Article VII. Conditional Uses, Exceptions, and Modifications, Section 12. Convenience Commercial Establishment.

Vice-Chairman Gilbert advised that this item has been rescheduled to be heard by the Planning Commission on October 2, 2003 and by the Board of Commissioners on October 23, 2003.

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Vice-Chairman Gilbert asked if there was any further business. He advised that there would be a Workshop immediately following the Public Hearing.

Kathy Zeitler reminded the P.C. of the Workshop scheduled for September 18, 2003 in the Board of Commissioners Conference Room, Suite 100 at 7:00 P.M.

There being no further business, Doug Powell made the motion to adjourn the meeting. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 4-0. Chairman Graw was absent. The meeting adjourned at 7:20 P.M.

**PLANNING COMMISSION**  
**OF**  
**FAYETTE COUNTY**

**ATTEST:**

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**AL GILBERT**  
**VICE-CHAIRMAN**

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**ROBYN S. WILSON**  
**SECRETARY**